

LA ZAGALETA · MARBELLA

Casa del *Acantilado*

A HILLSIDE VILLA ABOVE THE MEDITERRANEAN

THE HOUSE

A grand villa that does not sit on its hillside so much as descend it — five thin white planes stepping down the slope toward the golf, the coast, and the sea beyond, each floating a little further out over the fall of the land than the one above.

Six bedroom suites and a primary suite · five levels · a fourteen-metre descent from the mountain at the back to the Mediterranean at your feet. Glass that vanishes at the corner; white concrete held to honey stone; an infinity edge that dissolves into the view.

The pages that follow are the house as it is meant to be met: from the quiet arrival against the mountain, down through the living volume where the sea first opens, into the sleeping levels and the rooms cut back into the slope, and out at last to the edge where the water begins. Between them lie the plans and the section that hold the whole descent to scale.

ONE · THE ARRIVAL

The house holds the view *back*.

THE APPROACH AGAINST THE MOUNTAIN · THE SEA KEPT FOR LATER

A gate, a single road, and nine hundred hectares of *held hillside*.

La Zagaleta is a gated estate in the Benahávis foothills above Marbella, fifteen minutes from the coast and worlds away from it. Nine hundred hectares of protected hillside are entered by one controlled road and a permanent guard post; only a few hundred plots were ever approved across the whole of it. What that buys is not a view alone but the quiet around a view — wooded slope, birdsong, the estate's own two private golf courses cut into the fall of the land, and no traffic that was not invited.

The ground itself is the argument for the house. It falls away to the south across the full descent the building needs: first the green terraces of the fairways dropping down the slope, then

pine and cork-oak hillside and the Marbella coastal plain, then the open Mediterranean filling the southern horizon, reaching on a clear day to the Strait of Gibraltar and the faint line of the North African coast.

Behind, to the northwest, the wooded rise of the estate climbs to the Sierra Bermeja ridge. The villa turns its back on that mountain and its face to the sea — the arrival quiet and landward, every terrace and every pane of glass opening south and south-southwest, so the afternoon sun sweeps the length of the seaward glass and sets, at the end of the day, into the water off the west flank of the house.

THE ESTATE

La Zagaleta
Benahávis, above Marbella

EXTENT

900 hectares
Gated · one controlled road · 24-hour security

GOLF

Two private courses
Residents only, laid across the hillside below

THE VIEW

Golf · coast · sea
Mediterranean south to the Strait of Gibraltar

BEHIND

Sierra Bermeja
Wooded rise to the northwest; arrival landward

THE COAST

Fifteen minutes
Marbella & Puerto Banús below to the south-southeast

TWO · THE DESCENT

Where the sea *first opens.*

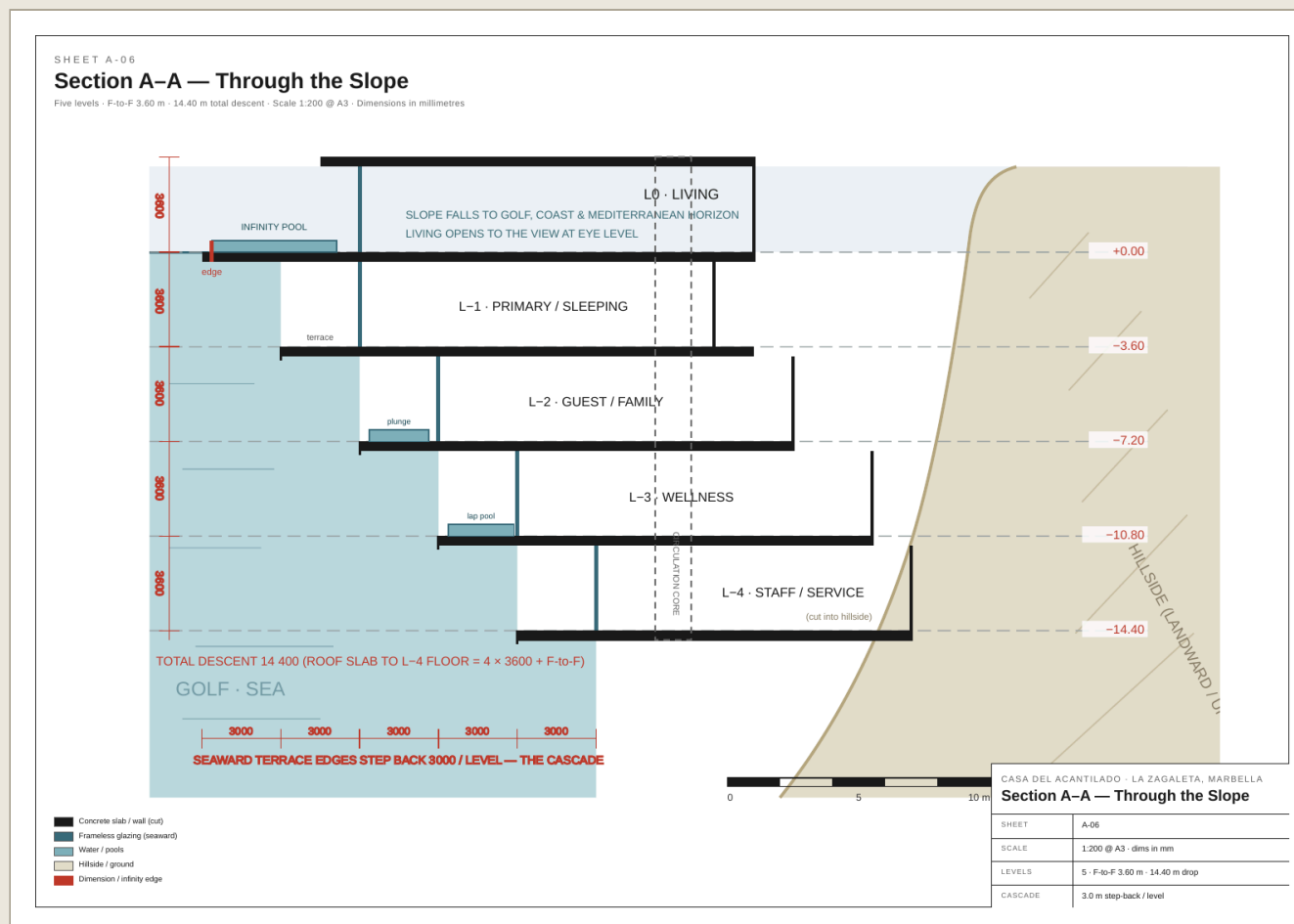
The living level is one glass volume — living, dining and an open kitchen sharing a single horizon. You arrive against the mountain and step down into it, and only here does the whole southern view arrive at once, at eye level, with nothing between the room and the water but the terrace and its edge.

TWO · THE DESCENT

Five slabs, stepping back into the *hillside*.

The building is a stack of thin post-tensioned planes on a nine-metre grid, each floor set three-sixty above the last. As the house descends it steps back into the slope, so the terrace of every level cantilevers three metres out over the roof of the level below. Read from the golf and the coast, it is five white planes, each narrower and further back than the one above — the cascade.

A single sculptural core, a stair wound around a glass lift, threads all five levels on the landward side, so the seaward view is never crossed by structure. The descent alternates, floor by floor, between the cool enclosed core and the bright open edge.



SECTION A-A Through the slope, seaward to the left. The infinity pool sits on the top living slab; the staff and service world is cut into the hillside at the root of the descent. Drawn to scale, 1:200.

THE NUMBERS

Floor-to-floor 3.60 m · five levels · 14.40 m from the top slab to the lowest floor. Seaward terrace edges step back 3.0 m at every level.

TWO · THE
DESCENT

The prime seaward *corner.*

One level below the living volume, the primary suite takes the best corner of the sleeping floor for itself — bedroom, dressing room, bath and a private lounge, all turned to the same uninterrupted horizon, with complete privacy from the life of the house above.

Full oak to one wall, glass to two · a private terrace cantilevered over the level below · the sea framed at the corner where the mullions vanish.





TWO · THE DESCENT

Nothing on the seaward face
is allowed to *compete*.

TWO · THE DESCENT

Five levels, *top to root*.

The house reads as one continuous descent: living at the top where the sea opens, sleeping in the middle of the slope, wellness below, and the staff and service world tucked into the base of the hillside.

LEVEL	DATUM	PROGRAMME	TERRACE & EDGE	GROSS
L0 Living	+0.00	Quiet entry and motor court · the great room — living, dining and open kitchen — as one glass volume at the view · study, scullery, guest powder	Living terrace with the infinity-edge pool dissolving into the horizon	405 m ²
L-1 Primary	-3.60	The primary suite at the prime seaward corner — bedroom, dressing, bath, private lounge · two further bedroom suites	Private primary terrace and two bedroom terraces, cantilevered	364 m ²
L-2 Guest	-7.20	Three further bedroom suites · a family and media room	Shared family terrace with a plunge pool at the edge	324 m ²
L-3 Wellness	-10.80	Spa — gym, sauna and steam, treatment room, an indoor-outdoor lap pool · home cinema · wine cellar and tasting	Wellness terrace at the lap-pool edge, cantilevered	283 m ²
L-4 Service	-14.40	Two staff bedrooms · staff kitchen and living · laundry · lower garage, plant and storage — largely cut into the hillside	Service terrace and lower-slope access at the base	252 m ²
Whole house		Six bedroom suites and a primary suite · two staff bedrooms · spa, cinema and wine	Five cantilevered terraces	1,628 m ²

A single circulation core — an open stair wound around a glass lift — runs the full 14.40 m on the landward side, serving every level and never crossing the view.



THREE · MATERIAL

Three materials, one *horizon*.

The whole villa is built from three things held in strict discipline, so nothing distracts from the sea. White concrete, board-formed and smooth, makes the floating slabs. Frameless glass vanishes at the corners. Honey limestone grounds the white planes to the hillside they grow from. Inside, pale microcement underfoot and oak joinery; no applied colour anywhere. The landscape and the sky are the palette.

CONCRETE

white, board-formed

LIMESTONE

honey, local

GLASS

frameless, vanishing

OAK & MICROCEMENT

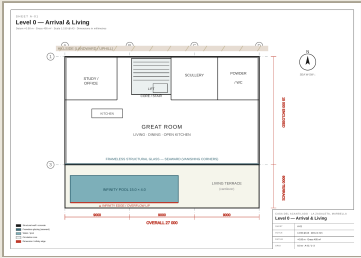
pale interiors

FOUR · THE PLANS

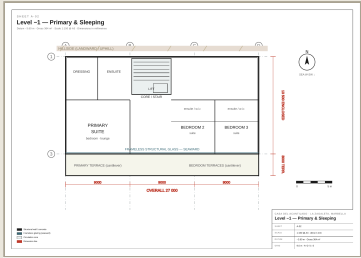
The descent, *laid flat*.

Five floor plans, top to root, each stepping back into the slope.

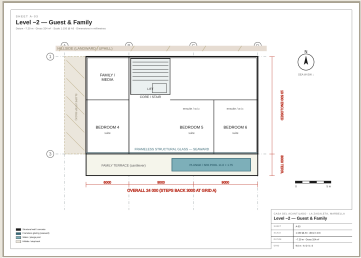
The nine-metre grid holds throughout; the circulation core sits landward on every level, the seaward glass and its terrace to the south. Drawn to scale, 1:150.



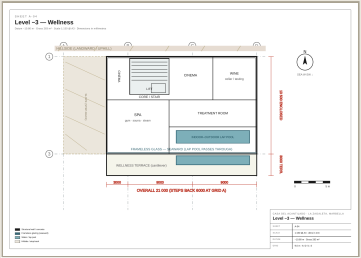
L0 +0.00
Arrival & Living



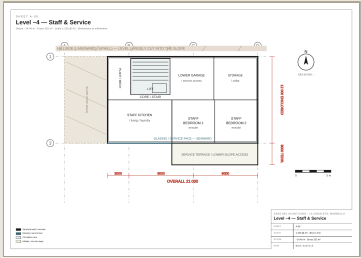
L-1 -3.60
Primary & Sleeping



L-2 -7.20
Guest & Family



L-3 -10.80
Wellness



L-4 -14.40
Staff & Service

READING THE SET

Read down the row, the house descends. The seaward glass and its cantilevered terrace hold the bottom of each plan, opening south to the golf and the sea; the enclosed circulation core sits at the top, landward against the hillside. Each lower plate steps back into the slope, its footprint drawn narrower than the plan above.

THE GRID

A single nine-metre structural grid runs A to D across every level, the same bays holding from the living volume at the top to the service world at the root. Slabs cantilever three metres past the seaward column line to form the floating terraces.

KEY

- Structural wall · concrete
- Frameless glazing, seaward
- Water · pools
- Hillside · step-back into slope

One volume, read as five floating planes — the mountain at your back, the sea at your feet, and a terrace held out over the fall of the land at every step of the way down.



THE EDGE

Where the water *begins.*

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